018.0	0007	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	809,200 /	809,200
USE VALUE:	809,200 /	809,200
ASSESSED:	809,200 /	809,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOLEY JOHN E JR/TRUSTEE
Owner 2:	FOLEY FAMILY TRUST
Owner 3:	
Street 1:	24 COLONIAL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FOLEY JOHN E JR -
Owner 2:	-
Street 1:	24 COLONIAL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Aluminum Exterior and 1528 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6890.000	276,500		532,700	809,200
Total Card	0.158	276,500		532,700	809,200
Total Parcel	0.158	276,500		532,700	809,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.58 | /Parcel: 529.58

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	13283
GIS Ref	
GIS Ref	
Insp Date	10/27/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0007-0013.0

!1576!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	276,500	0	6,890.	532,700	809,200		Year end	12/23/2021
2021	101	FV	268,200	0	6,890.	532,700	800,900		Year End Roll	12/10/2020
2020	101	FV	268,300	0	6,890.	532,700	801,000	801,000	Year End Roll	12/18/2019
2019	101	FV	213,800	0	6,890.	689,400	903,200	903,200	Year End Roll	1/3/2019
2018	101	FV	213,800	0	6,890.	438,700	652,500	652,500	Year End Roll	12/20/2017
2017	101	FV	213,800	0	6,890.	401,100	614,900	614,900	Year End Roll	1/3/2017
2016	101	FV	213,800	0	6,890.	325,900	539,700	539,700	Year End	1/4/2016
2015	101	FV	208,600	0	6,890.	325,900	534,500	534,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:12:48

LAST REV

Date	Time
11/13/17	10:09:25
ekelly	

USER DEFINED

Prior Id # 1:	13283
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1576

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY JOHN E JR	1508-48		5/18/2017	Convenience	1	No	No		
FOLEY JOHN E JR	1490-92		6/2/2016	Convenience	1	No	No		
	845-187		2/12/1974		44,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	Meas/Inspect	BS	Barbara S
2/4/2009	Meas/Inspect	189	PATRIOT
10/4/1999	Meas/Inspect	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6890		Sq. Ft.	Site		0	85.	0.91	2									532,696						532,700	

Total AC/HA:	0.15817	Total SF/SM:	6890	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	532,696	Spl Credit		Total:	532,700

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	k - Kelwyn Manor

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33717275
Const Adj.:	0.99000001
Adj $ / SQ:	172.094
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400682
Depreciation:	124211
Depreciated Total:	276471

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 0	BRs: 0	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

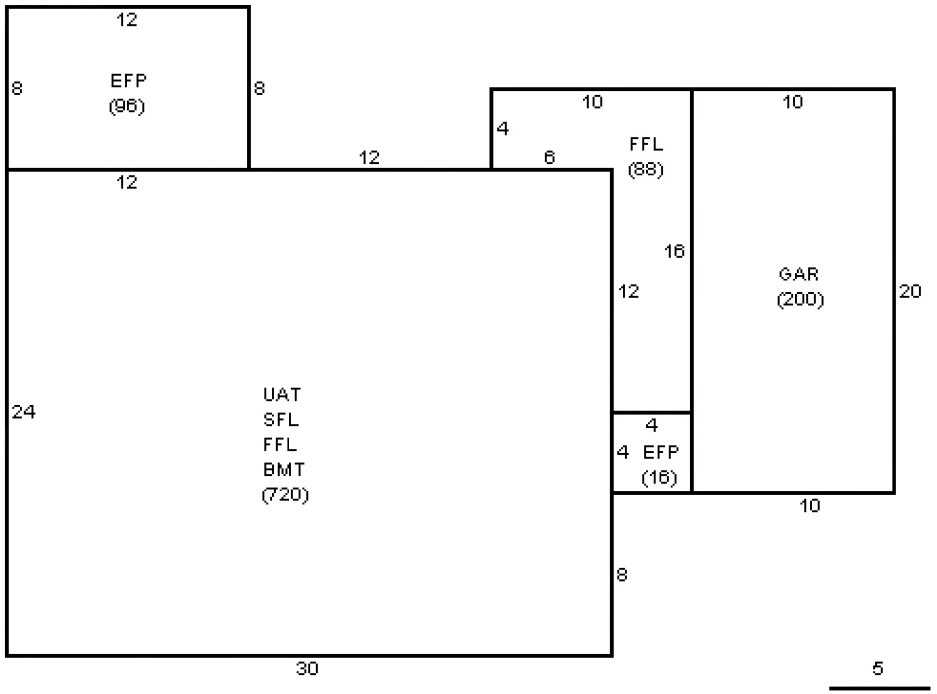
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.09
Special Features:	0	Val/Su Net:	100.91
Final Total:	276500	Val/Su SzAd	180.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	808	172.090	139,052
BMT	Basement	720	51.630	37,172
SFL	Second Floor	720	172.090	123,908
GAR	Garage	200	27.230	5,445
UAT	Upper Attic	180	68.840	12,391
EFP	Enclos Porch	112	51.020	5,714

Net Sketched Area:	2,740			Total:	323,682
Size Ad	1528	Gross Area	3280	FinArea	1528

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0007-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: